

CHARLOTTE ASSOCIATES  
PID: 08704112  
D.B. 18398 PG. 813  
USE: WAREHOUSE

DIAMADOURIS PERRY G  
PID: 08704111  
D.B. 21860 PG. 389  
USE: WAREHOUSE

FAZLOV AYDIN  
ANAZOVICH  
PID: 08704121  
D.B. 30215 PG. 672  
USE: WAREHOUSE

CENTER GROVE AME ZION  
CHURCH  
PID: 08704108  
D.B. 32067 PG. 509  
USE: WAREHOUSE

T L SHOUBE  
PID: 08704106  
D.B. 02594 PG. 159  
USE: WAREHOUSE

CK-ROCK HILL #1 LLC  
PID: 08704118  
D.B. 08142 PG. 684  
USE: WAREHOUSE

MATLOCK, FAMILY TRUST  
PID: 08509102A  
D.B. 27349 PG. 622  
USE: WAREHOUSE

LANDSCAPE  
DEVELOPMENT, LLC  
PID: 08704107  
D.B. 20511 PG. 743  
USE: GRAVEL LOT WITH  
TRAILER STORAGE

100 FOOT SWIM BUFFER  
(GREENWAY AREA)  
(TO BE DEDICATED AND CONVEYED TO  
MECKLENBURG COUNTY PRIOR TO  
ISSUANCE OF THE FIRST  
OCCUPANCY FOR THE SITE. THIS AREA  
WILL BE SET ASIDE FOR FUTURE  
GREENWAY PROJECT)

SFRH CHARLOTTE RENTAL LP  
PID: 08703161  
D.B. 29986 PG. 578  
USE: RESIDENTIAL

A DEAN HONEYCUTT  
PID: 08703102  
D.B. 04281 PG. 224  
USE: RESIDENTIAL

CHARLOTTE PARK &  
RECREATION  
PID: 08510102  
D.B. 08276 PG. 437  
USE: PARKS



LOCATION MAP

LEGEND:

EXISTING PROPERTY BOUNDARY \_\_\_\_\_  
EXISTING ADJACENT PROPERTY BOUNDARY \_\_\_\_\_  
ZONING BOUNDARY \_\_\_\_\_

SITE DEVELOPMENT DATA:

-TAX PARCEL # & ACREAGES: PID 08704107 = 1.62 AC  
-TOTAL ACREAGE: 1.62 AC  
-EXISTING ZONING: I-1  
-PROPOSED ZONING: I-2 (CD)

REZONING PETITION NO. 2017 - 200  
PETITIONER: HORNET MOVING, LLC  
DEVELOPMENT STANDARDS  
2/12/2018

SITE DEVELOPMENT DATA:

ACREAGE: 1.62 ACRES  
TAX PARCELS: 087-041-07  
EXISTING ZONING: I-1  
PROPOSED ZONING: I-2(CD)  
EXISTING USES: VACANT LOT  
PROPOSED USES: OFFICE/INDUSTRIAL WITH OUTDOOR STORAGE AND TRUCK PARKING

I. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH REZONING PETITION FILED BY HORNET MOVING, LLC (THE "PETITIONER") TO ACCOMMODATE OUTDOOR STORAGE AND TRUCK PARKING ON THAT APPROXIMATELY 1.62 ACRE SITE LOCATED AT 920 WEST CRAIGHEAD ROAD, MORE SPECIFICALLY KNOWN AS TAX PARCEL 087-041-07 (THE "SITE"). THE PETITIONER REQUESTS TO REZONE THE PROPERTY FROM THE I-1 ZONING DISTRICT TO THE I-2(CD) ZONING DISTRICT.
- DEVELOPMENT ON THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
- UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE I-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

II. PERMITTED USES AND MAXIMUM DEVELOPMENT

THE SITE SHALL ONLY BE DEVELOPED TO THOSE USES PERMITTED IN THE I-2 ZONING DISTRICT THAT ARE ALSO PERMITTED IN THE I-1 ZONING DISTRICT, ALONG WITH THE ALLOWANCE OF OUTDOOR STORAGE AND TRUCK PARKING, AS PERMITTED IN THE I-2 ZONING DISTRICT, IN THE LOCATION AS GENERALLY DEPICTED ON THE REZONING PLAN.

III. TRANSPORTATION

- THE SITE CONTAINS ONE (1) EXISTING VEHICULAR ACCESS POINT ON WEST CRAIGHEAD ROAD, TO REMAIN, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- PARKING AREAS SHALL BE PERMITTED ANYWHERE WITHIN THE BUILDING AND PARKING ENVELOPE, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- THE PETITIONER SHALL COORDINATE WITH CATS TO CONSTRUCT A NEW WAITING PAD FOR A NEW BUS STOP ON CRAIGHEAD ROAD ALONG THE SITE'S FRONTAGE.
- THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS OF WAY TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

IV. GREENWAY AND STREETScape

- THE PETITIONER SHALL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND SIX (6) FOOT SIDEWALK ALONG THE SITE'S CRAIGHEAD ROAD FRONTAGE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- THE PETITIONER SHALL DEDICATE THE ENTIRE PORTION OF THE SITE LOCATED WITHIN THE 100-FOOT SWIM BUFFER, FURTHER DESIGNATED ON THE REZONING PLAN AS THE "GREENWAY AREA," TO MECKLENBURG COUNTY FOR FUTURE GREENWAY USE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER SHALL NOT PERMIT ANY BUILDING DEVELOPMENT, TRUCK PARKING OR OUTDOOR STORAGE ON THIS AREA.

V. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- IF THIS SITE PLAN AMENDMENT IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" AND "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

**BOHLER ENGINEERING, PLLC**  
 SITE PLAN AND CONSTRUCTION DOCUMENTS  
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN PROGRAM MANAGEMENT TRANSPORTATION SERVICES  
 PERMITTING SERVICES

WARREN NJ  
 NEW YORK  
 BOSTON MA  
 NEW YORK METRO  
 LEHIGH VALLEY PA  
 GREEN NJ  
 SOUTH EASTERN VA  
 RALEIGH NC

BOHLER ENGINEERING, PLLC  
 312 S. TRYON STREET, SUITE 310  
 CHARLOTTE, NC 28203  
 PHONE: (860) 272-3400  
 FAX: (860) 272-3401  
 NC@BohlerEng.com

REV	DATE	COMMENT	BY
1	2/12/2018	CITY COMMENTS	JN
2	3/30/2018	CITY COMMENTS	RH

**811**  
 KNOW WHAT'S BELOW  
 ALWAYS CALL 811  
 BEFORE YOU DIG  
 It's fast. It's free. It's the law.

PROJECT No.: NCC172148  
 DRAWN BY: JN  
 CHECKED BY: RH  
 DATE: 02/08/18  
 SCALE: 1"=40'  
 CAD I.D.: RZ

PROJECT:  
**920 W. CRAIGHEAD ST.**  
 FOR  
**HORNET MOVING, LLC**  
 LOCATION OF SITE  
 920 W. CRAIGHEAD ST  
 CHARLOTTE, NC 28206

**BOHLER ENGINEERING, PLLC**  
 1927 S. TRYON STREET, SUITE 310  
 CHARLOTTE, NC 28203  
 Phone: (860) 272-3400  
 Fax: (860) 272-3401  
 NC@BohlerEng.com

SHEET TITLE:  
**TECHNICAL DATA SHEET**

SHEET NUMBER:  
**RZ-1**

